



SQUARE 766

BUILDING CONCEPTS FOR A MIXED USE REDEVELOPMENT
AT THE ANACOSTIA WATERFRONT WASHINGTON, DC

Table of Contents

MIXED-USE REDEVELOPMENT ALTERNATIVE

- Neighborhood Context
- Adjacent Site Considerations
- Zoning and Land Use Considerations
- Architectural Design Concept A
- Architectural Design Concept B

ARCHITECTURAL DESIGN CONCEPT A

- Rooftop/Site Diagram
- Site/Building Section

ARCHITECTURAL DESIGN CONCEPT B

- Rooftop/Site Diagram
- Site/Building Section

REDEVELOPMENT ALTERNATIVE, AREA STACKS

WTA LLC

Square 766; Anacostia Waterfront, Washington, DC

Alternative; Mixed-Use Redevelopment

This alternative analyzes the redevelopment of Square 766 with a mix of commercial office and for-sale residential condominium, with the possibility of retail. Two design concepts are presented for this alternative. They are specifically geared to maximize the area of these occupancies. Further refinement will tend to increase the attributes of the schemes and right-size the area of the buildings.

NEIGHBORHOOD CONTEXT

Square 766 is located approximately equidistant between the United States Capitol and the Washington DC Navy Yard. The block appears in essentially its current form on the original maps of the city. The surrounding neighborhood, historically known as the Anacostia Waterfront, had supported the city's maritime, industrial and low cost housing base. Starting in 1956 the property and its neighbors housed a major news printing operation, initially developed by the *Washington Star* and more recently owned by the *Washington Post*.

The neighborhood is undergoing major transformations that can significantly add to the value and potential of square 766. All major adjacent areas: Anacostia Waterfront, Navy Yard, South East Federal Center, Department of Transportation, M Street, major league baseball stadium, South Capitol Street, Capitol Hill, Interstate 395 and Canal Blocks, its park, housing & hotel, are undergoing, or recently have undergone, major redevelopment.

ADJACENT SITE CONSIDERATIONS

Square 766 is a property that is approximately 330 feet on its west and south faces. This square-shaped property is truncated diagonally on its north side resulting in a 220-foot east face.

The north is bound by Virginia Avenue SE, overlaid by an elevated portion of interstate 395 and byway of underpasses further bound by Garfield Park. Ramp accesses to and from the freeway are near by. Beneath this boundary is also the city's rail bypass bed from Virginia in the south to Maryland in the north. This location, because of the proximity to Verizon's downtown Centrex exchange the adjacent streets, are prime passages for communications trunks feeding the city. The west is bound by 2nd Street SE connecting Capitol Hill to the Southeast Federal Center and abutted by a surface parking lot

slated for redevelopment as a major mixed-use urban center focused on office space. 2nd Street is the eastern boundary of the General Services Administration’s designation of a Central Employment District (CED) for purposes of housing federal agencies. To the northeast 3rd Street connects to the row housing neighborhoods of Capitol Hill. The east and southeast abutting properties on 3rd Street SE and Eye Street SE are under redevelopment as a major housing center. The south side is bound by Eye Street SE and vacant land formerly the site of a canal. That site, Canal Blocks, is under redevelopment as an urban park. Its design competition is underway. Eye Street, currently dead-ends one block west and is slated to be reopened to South Capitol Street as a major east-west artery.

The site is generally flat east to west and slopes down about nine feet north to south. The existing building, occupying approximately three quarters of the site is one story below grade to the south and two stories to the north. The existing five-story above grade building is vacant, has a certificate of occupancy for an electronic equipment facility and a clean environmental certificate.

ZONING AND LAND USE CONSIDERATIONS

The Property contains 92,757 square feet of land area and is currently zoned C-3-C; a classification intended for medium-density, multi-product (such as retail, office, and residential) in major business and employment centers.

C-3-C zoning in the District of Columbia is as follows:

<i>Zoning:</i>	C-3-C
<i>Maximum Building Height:</i>	90 ft, as measured at the curb from mid block on any abutting street face
<i>Maximum Floor Area Ratio (FAR):</i>	6.5
<i>Maximum Lot Occupancy:</i>	100%
<i>Minimum Rear Yard Setback:</i>	2.5 inches per foot of building height, adjustment to waive rear yard requirement are obtained by variance
<i>Minimum Side Yard Setback:</i>	None required for this use
<i>Parking:</i>	One per 1,800 square foot for office use, one per four units of residential and one per 750 square foot of retail
<i>Loading Berths:</i>	Three at 30 feet for more than 200,000 square feet of office; one at 55 feet for more than 50 units of residential; and for retail, one at 30 feet for up to 20,000 square feet or one at 30 feet plus one at 55 feet for up to 100,000 square feet

According to this set of land use restrictions, the site allows for the development of 602,920 gross square feet (GSF). Higher yields may be achievable (up to FAR 8) through the Planned Unit Development (PUD) process. The efficient maximization of this site potential will be significantly enhanced by a greater building height. The two concepts offered are each analyzed for a range of areas achievable with-in a 90-foot to 110-foot building height.



ARCHITECTURAL DESIGN CONCEPT A

In this concept the site is redeveloped with two buildings placed upon a podium. The north building, facing the interstate on Virginia Avenue and the U.S. Capitol, is an office building. The south building, facing Eye Street, the waterfront and Canal Blocks Park is a residential building. Both buildings share a plaza atop this podium of retail and parking.

The podium elevates the building above the surrounding neighborhood. This provides a secure area and maximizes the floor plates covering the entire site. Below grade this podium provides two floors of parking relative to Virginia Avenue and its side streets and one floor relative to Eye Street. Retail space, entered on grade at the corner of Virginia Avenue and 2nd Street, can be connected with a grade change to retail space facing Eye Street. Vehicular access is provided to the west on 2nd Street and to the east on 3rd Street. As 2nd Street is the retail and the primary north-south access route it will provide the primary parking entrance. The loading docks and a secondary parking entrance will be provided on 3rd Street. This podium shall yield 300 parking spaces and 60,000 square feet of retail.

The office building entrance is mid-block on Virginia Avenue and can make use of the historical 225 address. A very large landscape and hardscape street-frontage allows ample room for a monumental entrance, separates the building from the elevated freeway and provides a buffer in the event of the widening of Virginia Avenue. The building is illustrated with a gross floor area of 29,600 square feet per floor. The orientation and north façade curve of the building are designed to maximize view angles of the U.S. Capitol. The south façade curve increases view angles to the waterfront and the width of the plaza. The offset corners provide opportunity for retail identity, signature office space and private terraces. The plaza side of the building offers the opportunity for dining or other private controlled and shared office functions. On the interior the building is organized around an efficient single core providing vertical transportation, restrooms, mechanical/electrical, and communication spaces. Depending on the heights of and within the building and its efficiency the structure will yield between 235,000 and 291,000 rentable square feet.

The apartment building faces the future park and the other residential properties under development. It has two separate entrances facing Eye Street. Each entrance leads through a secured lobby to a core serving only half the units on a given floor. This increases the buildings efficiency. The typical floor of 21,000 gross square feet is divided into approximately 20 units averaging 900 saleable square feet. Two-bedroom units of 1,100 square feet are clustered at the ends of the buildings and benefit from generous projecting balconies. One-bedroom units of 750 square feet occupy the middle of the floors. The curved façades of the building increase the opportunities for view angles, widen the plaza between the buildings, and add design interest to the units. The amenity spaces of the building are oriented facing the outdoor recreation space on the plaza. Depending on the building's height and efficiency the structure will yield between 180,000 and 216,000 saleable square feet.

The total development ranges from 600,000 to 700,000 constructible square feet and in all cases is at or below the as-of-right FAR area.



ARCHITECTURAL DESIGN CONCEPT B

In this concept the site is redeveloped with two buildings separated by a private extension of 2nd Place SE creating an interior courtyard. The west building, facing 2nd Street is an office building. The east building, facing 3rd Street is a residential building. Both buildings share the Virginia Avenue, Eye Street, and courtyard frontage.

The buildings are sighted with their ground floors on Eye Street. This maximizes the number of above grade floors. Below grade are two floors of parking relative to Virginia Avenue and one floor relative to Eye Street and its side streets. Should this prove insufficient additional parking can be provided in the unexcavated area below the residential building. The courtyard, at grade relative to Eye Street, bisects the site north to south and is connected to Virginia Avenue by stairs cascading down from the higher elevation. Retail space, incidental to the buildings primary purposes is entered from the courtyard. Vehicular access to parking entrances and loading docks is provided from a layback lane on Virginia Avenue. This dramatically increases building security as it provide a location outside of the defensible perimeter for vehicular identification and searches. The below and at grade floors shall yield 260 parking spaces and 12,000 square feet of retail.

The office building entrance is at the corner of 2nd and Eye Streets. This location is closest to the metro and provides a central employment district address. Secondary building entrances can be provided on Virginia Avenue and facing the courtyard. The building is set back from the 2nd and Eye Street property lines to increase the defensible perimeter zone to at least 40 feet around the entire building. This zone is shown protected by structural bollards and anti-vehicular rams. The building is illustrated with a gross floor area of 36,800 square feet per floor. This orientation gives half the façade view angles of the US Capitol. The other façades of the building will have views to the park, the waterfront, the residential buildings and Capitol Hill. The offset corners provide opportunity for private terraces. On the interior of the building an entrance promenade parallels the courtyard, provides retail access and leads to an efficient single core providing vertical transportation, restrooms, mechanical/electrical, and communication spaces. Depending on the heights of and within the building and its efficiency the structure will yield between 305,000 and 375,000 rentable square feet.

The apartment building faces the other residential buildings under development, the Capitol Hill residential area and the shared courtyard. It has two separate entrances one facing Eye Street and the other on 3rd Street. Each entrance leads through a secured lobby to a core serving half the units on a given floor. The typical floor of 27,350 gross square feet is divided into approximately 25 units averaging 900 saleable square feet. Two-bedroom units of 1,100 sf are clustered at the corners and street façades of the buildings and can benefit from projecting balconies. One-bedroom units of 750 square feet occupy the middle and the courtyard façades of the floors. The property site, clear space to the office building and setback at the courtyard maximize opportunities for views to the park, the waterfront, and the U.S. Capitol. The amenity spaces of the building are oriented facing the outdoor recreation space in the courtyard. The generous roof area created by the core separation affords the opportunity for a rooftop swimming pool. Depending on the building's height and efficiency the structure will yield between 226,000 and 296,000 saleable square feet.

The total development ranges from 730,000 to 890,000 constructible square feet and between the as-of-right FAR area and the maximum allowed under a PUD.